

ENTERPRISE COMMUNITY/ENTERPRISE ZONE

The District of Columbia was designated an Enterprise Community (EC) by the federal government in 1994 and received a one-time \$2.9 million grant to provide residents with the resources and training to assist individuals and families in achieving upward mobility.

The EC was divided into three distinct areas comprised of Target Area Groups (TAGs) that were identified by geographic locations as follows:

TAG 1 NORTHEAST/NORTHWEST, located in Ward 1 (Census Tracts 28.2, 35, and 36), Ward 2 (Census Tracts 47, 48.1, 49.2, and 58), Ward 5 (Census Tracts 88.3 and 91.2), and Ward 8 (Census Tract 86);

TAG 2 MARSHALL HEIGHTS, located in Ward 7, (Census Tracts 78.4, 78.8, and 99.4); and

TAG 3 SOUTHEAST/SOUTHWEST, located in Ward 2 (Census Tract 64.1), Ward 6 (Census Tracts 72 and 75.3), and Ward 8 (Census Tracts 73.4, 74.1, 74.4, and 74.6).

CONSOLIDATION OF PROGRAMS

In August 1997, the Taxpayer Relief Act of 1997 (TRA) was passed by Congress, under which the District of Columbia was designated an Enterprise Zone (EZ). Under the TRA, businesses that expand or locate in EZ designated areas receive significant financial benefits and tax incentives. All of the twenty census tracts that comprise the EC designation are also located in the EZ, which allows the EC to share the same benefits as the EZ.

Effective January 1, 1998, in accordance with the Department of Treasury Publication 954, areas in Washington, D.C., including the EZ, are treated as an Empowerment Zone.

PROGRAM BENEFITS

As a consolidated Enterprise Community/Enterprise Zone/Empowerment Zone designation, the District of Columbia program benefits and tax incentives for businesses located in one of the sixty-five (65) EZ census tracts, with poverty levels of 20% or more, include the following:

- up to \$15 million in tax exempt bond finance for private development projects and public infrastructure improvements;
- industrial revenue bonds and tax increment financing available under local authority;
- up to \$20,000 per year special expense allowance for certain depreciable business equipment placed in service between January 1, 1998, and December 31, 2003;

- up to \$3,000 per year employment tax credits through year 2003 for businesses located in the EC/Z that hire EC/Z residents;
- up to \$2,400 work opportunity tax credit during the first year of employment for DOES certified employees;
- up to \$8,000 welfare-to-work tax credits for a two-year period for former welfare recipient employees;
- up to \$5,000 in federal tax credits for first-time homebuyers or buyers who did not own a house during the previous one year period;
- zero capital gains tax for business investments held for at least five years in areas with at least a 10% poverty rate; and
- up to \$15 million of tax exempt EZ bond financing may be used specifically for educational capital projects and academic programs located in the EC/EZ and sponsored or approved by the D.C. Public System under the Qualified Zone Academy Bonds (QZAB) provision of the TRA. In addition, under special conditions, tax credits may be claimed for charitable donations to elementary and secondary schools of software, computer, or peripheral equipment and fiber optic cabling.

For Additional Information contact:

Ms. Judy Brown
 Enterprise Community Program
 D.C. Department of Housing and Community
 Development
 801 North Capitol Street, N.E., 6th Floor
 Washington, D.C. 20002
 (202) 442-7290

**ENTERPRISE COMMUNITY
DISTRICT OF COLUMBIA GEOGRAPHIC BOUNDARIES**

1. NEW YORK AVENUE, NW (10 CENSUS TRACTS)

A. New York Avenue/North Capitol Street

- Census Tract 88.3 -Bounded by New York, Montana, West Virginia, and Florida Avenues, NE (W5)
- Census Tract 86 -Bounded by North Capitol Street, Florida Avenue, 2nd Street, and Massachusetts Avenue, NE (W6)
- Census Tract 91.2 -Bounded by B&O Railroad Tracks, Rhode Island Avenue, 18th Street, and New York Avenue, NE (W5)

B. Northwest Central Area

- Census Tract 47 -Bounded by New York Avenue, North Capitol Street, Massachusetts Avenue, and 7th Street, NW. (W2)
- Census Tract 58 -Bounded by New York Avenue, Pennsylvania Avenue, and 9th Street, NW. (W2)
- Census Tract 48.1 -Bounded by O Street, 11th Street, Florida Avenue, and New Jersey Avenue, NW. (W2)
- Census Tract 35 -Bounded by 11th Street, Harvard Street, Georgia, and Florida Avenues, NW (W1)
- Census Tract 49.2 -Bounded by 16th Street, Newton Street, 14th Street, and Harvard Street, NW (W2)
- Census Tract 28.2 -Bounded by 16th St., Newton St., 14th St., and Harvard St., NW. (W1)
- Census Tract 36 -Bounded by 14th St., Harvard St., 11th St., and Florida Ave., NW (W1)

2. MARSHALL HEIGHTS (3 CENSUS TRACTS)

- Census Tract 78.4 -Bounded by 47th St., Hayes St., Division Ave., and East Capitol St., NE (W7)
- Census Tract 78.8 -Bounded by Division Ave., Eads St., Southern Ave., and East Capitol St., NE (W7)
- Census Tract 99.4 -Bounded by East Capitol St., 51st St., Fitch St., and Benning Rd., SE (W7)

3. BUZZARD POINT/ANACOSTIA (7 CENSUS TRACTS)

- Census Tract 64.1 -Bounded by Canal St./Delaware Ave., SW, M St., SW, South Capitol St., SW, and the Anacostia River (W2)
- Census Tract 72. -Bounded by South Capitol St., SE, SE/SW Freeway, 11th St., SE, and the Anacostia River
- Census Tract 74.1 -Bounded by South Capitol St., Anacostia River, I-295, 11th Street Bridge, Railroad Tracks, Chicago Ave., Martin Luther King, Jr., Ave., SE, Suitland Parkway, and St. Elizabeth's Hospital.
- Census Tract 74.6 -Bounded by Suitland Parkway, Stanton Rd., and 15th Pl., SE (W8)
- Census Tract 75.3 -Bounded by Railroad Tracks, Good Hope Rd., SE, 15th U, and Bangor Sts., SE Morris Rd., SE, and Chicago St., SE (W6)
- Census Tract 74.4 -Bounded by Suitland Parkway, Alabama Ave., SE, and St. Elizabeth's Hospital (W8)
- Census Tract 73.4 -Bounded by Wheeler Rd., SE, Alabama Ave., SE, Camp Simms (east side), Oxon Run Parkway, Southern Ave., and 13th St., SE (W8)

ENTERPRISE ZONES

DISTRICT OF COLUMBIA ENTERPRISE ZONE GEOGRAPHIC BOUNDARIES

Poverty Rate of 20% or Greater Census Tracts

- Census Tract 2.1 - (Georgetown University) 42nd St., NW (Glover Archibald Parkway) on the West; Prospect Street on the South; 37th St., P St. on the East; and 35th Street, Reservoir Road on the North.
- Census Tract 2.2 - Glover Archibald Pkwy on the West; Potomac River on the South; Wisconsin Ave., on the East, to 35th St., NW .
- Census Tract 28.1 - 16th St., NW, on the West; Newton St., on the South; 14th St., on the East; and Spring Rd., on the North.
- Census Tract 28.2 - 16th St., NW, on the West; Harvard St., on the South; 14th St., on the East; and Newton St., on the North.
- Census Tract 30.0 - 14th St., NW, on the West; Harvard St., on the South; 11th St., on the East and Park Rd., on the North.
- Census Tract 31.0 - 11th St., NW, on the West; Harvard St., on the South; Georgia Ave., on the East; and New Hampshire Ave./Park Rd., on the North.
- Census Tract 34.0 - Georgia Ave., NW, on the West; Florida Ave., on the South, 2nd /Bryant/First Sts., on the East, and Michigan Ave/Hobart St., on the North.
- Census Tract 35.0 - 11th St., NW, on the West; Florida Ave., on the South; Georgia Ave., on the East; and Harvard St., on the North.
- Census Tract 36.0 - 14th St., NW, on the West; Florida Ave., on the South; 11th St., on the East; and Harvard St., on the North.
- Census Tract 37.0 - 16th St., NW, on the West; Florida Ave., on the South; 14th St., on the East; and Harvard St., on the North.
- Census Tract 43.0 - 14th St., NW, on the West; "S" St., on the South; 14th St., on the East; and Florida Ave., on the North.
- Census Tract 45.0 - 11th St., NW, on the West; "S" St., on the South; Georgia Ave., on the East; and Florida Ave., on the North.

**DISTRICT OF COLUMBIA ENTERPRISE ZONE
GEOGRAPHIC BOUNDARIES**

Poverty Rate of 20% or Greater Census Tracts (cont'd)

- Census Tract 47.0 - 7th St., NW, on the West; Massachusetts Ave., on the South; North Capitol St., on the East; and New York Ave., NW, on the North.
- Census Tract 48.1 - 7th St., NW, on the West; "O" St., on the South; New Jersey Ave., on the East; and Florida Ave., NW, on the North.
- Census Tract 49.1 - 11th St., NW, on the West, "O" St., on the South; 7th St., on the East; and "S" St., NW, on the North.
- Census Tract 49.2 - 11th St., NW, on the West, Mass. Ave., on the South; 7th St., on the East; and "O" St., NW, on the North.
- Census Tract 50.0 - 14th St., NW, on the West, Mass. Ave., on the South; 11th St., on the East; and Q St., NW, on the North.
- Census Tract 57.1 - 23rd St., NW, on the West; Virginia Ave., on the South; 19th St., on the East; and Pennsylvania Ave, NW, on the North.
- Census Tract 58.0 - 15th St., NW, on the West; Pennsylvania Ave., on the South; 6th St., Indiana Ave., to 5th St., NW, on the East; and Mass. and New York Aves., on the North.
- Census Tract 59.0 - 5th St., NW, Indiana Ave., to 6th St., on the West; Pennsylvania Ave., on the South; Louisiana Ave., and North Capitol St., on the East; and Mass. Ave., NW, on the North.
- Census Tract 60.2 - 3rd St., SW, on the West; M St., on the South; South Capitol St., on the East; and "I" St., SW, on the North.
- Census Tract 62.2 - Theodore Roosevelt Bridge on the West; Potomac Parkway, "F" St., NW, and The Potomac River, on the South; Anacostia River/Washington Channel on the East; Washington Channel/14th St./Independence Ave./Canal St., on the Southeast; South Capitol St., on the East; Constitution/Pennsylvania Avenues To 15th St./16th St./H St./Jackson Pl./Pennsylvania Ave. to 17th St., NW, on the North.
- Census Tract 64.1 - Canal St., SW/Delaware Ave., on the West; Anacostia Rive on the South; South Capitol St., on the East; and M St., SW, on the North.

**DISTRICT OF COLUMBIA ENTERPRISE ZONE
GEOGRAPHIC BOUNDARIES**

Poverty Rate of 20% or Greater Census Tracts (cont'd)

- Census Tract 71.0 - 11th St., SE, on the West; Anacostia River on the South; and Pennsylvania Ave., on the North.
- Census Tract 72.0 - South Capitol St., on the West; Anacostia River on the South; 11th St., on the East; and Virginia Ave. (SE/SW Freeway), on the North.
- Census Tract 73.2 - South Capitol St., on the West; Martin Luther King, Jr./Alabama Aves., on the Southeast; and St. Elizabeth's Hospital on the North.
- Census Tract 73.4 - Wheeler Rd/13th St., SE, on the West; Southern Ave., on the South, Camp Simms on the East; and Alabama Ave., SE, on the North.
- Census Tract 73.8 - Potomac River/Naval Research Laboratory on the West; Southern Ave/Oxon Run on the East; and Martin Luther King, Jr., Ave., SE, on the North.
- Census Tract 74.1 - South Capitol St., on the West; St. Elizabeth Hospital on the South; Suitland Pkwy/Martin Luther King, Jr., Ave./Chicago St./Railroad Tracks on the East; and Anacostia Freeway (I-295) on the North.
- Census Tract 74.3 - Alabama Ave., SE, on the West; Camp Simms on the South; Savannah St., on the East; and Suitland Pkwy on the North.
- Census Tract 74.4 - St. Elizabeth Hospital/Alabama Ave., SE, on the South; and Suitland Pkwy on the North.
- Census Tract 74.6 - Suitland Pkwy on the South; and Stanton Rd., on the North.
- Census Tract 74.7 - Martin Luther King, Jr., Ave., SE, on the West, Stanton Rd./Suitland Pkwy on the South; Fort Stanton Park/Bruce Pl., on the East; and Fort Pl./Erie St./Morris Rd., SE, on the North.
- Census Tract 74.8 - Bruce Pl./Ft. Stanton Park on the West; Suitland Pkwy on the South; Southern Ave., on the East; and 30th St./Buena Vista Terr./Jasper St./Alabama Ave./Ainger and Reynolds Pl., SE, on the North.
- Census Tract 74.9 - Camp Simms on the West; Oxon Run/Southern Ave., on the South; Savannah St., SE, on the North.

**DISTRICT OF COLUMBIA ENTERPRISE ZONE
GEOGRAPHIC BOUNDARIES**

Poverty Rate of 20% or Greater Census Tracts (cont'd)

Census Tract 75.2 - Altamont Pl., SE, on the West; Raynolds Pl./Langston Pl./Ainger Pl., and Alabama Ave., on the South; Jasper St./Buena Vista Terr./30th St., and Southern Ave., on the East; and Naylor Rd., SE, on the North.

The Hot Spot Analysis



- The 14 hot spots are in 6 police districts
- First District
 - Sursum Corda
 - 1st St, SW and M St SW
- Third District
 - 14th St NW
 - North Capitol St
- Fourth District
 - Columbia Rd NW
 - Georgia Ave NW
 - Shepherd St NW



The Hot Spot Analysis



- Fifth District
 - Benning Rd NE
 - West Virginia Ave NE
- Sixth District
 - 50th St NE
 - Clay Terrace NE
- Seventh District
 - Elvans Rd SE
 - Valley Ave SE
 - Yuma St Se



SECTION 3.

MONITORING ELEMENTS, GUIDELINES, AND/OR REQUIREMENTS

MONITORING ELEMENTS, GUIDELINES, AND/OR REQUIREMENTS

In accordance with Federal and District regulations, the Department of Housing and Community Development (DHCD) is required to monitor the use of funds distributed under this NOFA. Applicants receiving financial assistance from DHCD could be subject to all of the following laws and regulations. Recipients of assistance will be required to maintain sufficient and adequate records to document that the objectives of the applicable regulations have been met, and to allow for monitoring of compliance with the regulations.

Community Development Block Grant

The primary objective of the U.S. Department of Housing and Urban Development Community Development Block Grant (CDBG) program is the development of viable urban communities for low and moderate income persons. As the recipient of CDBG funds, the Department of Housing and Community Development is charged with ensuring that the CDBG regulations are followed.

Regulations are found at 24 CFR Part 570, and outline eligible activities, national objectives, and administrative requirements (including grant administration and adherence to various Office of Management and Budget Circulars). Applicable OMB Circulars include (1) A-110 "Administrative Requirements for Grants and Agreements with Institutions of Higher Education, Hospitals, and other Non-Profit Organizations", (2) A-122 "Cost Principles for Non-Profits", and (3) A-133 "Audits of States, and Local Governments, and Non-Profit Organizations.

Any organization, including for-profit organizations, that has expended \$300,000 or more of federal financial assistance (including grants and loans), is required to have an A-133 audit, and submit the audit report to DHCD.

Environmental Reviews

The CDBG regulations require that each project undergo an environmental review in accordance with 24 CFR Part 58. The type of activity (i.e. non-construction, rehabilitation, etc.) and whether the project is historic determines the level of environmental clearance required and the time period for the review.

Affirmative Action Program (Local Small Disadvantaged Business Enterprises)

Mayor's Order 85-85 entitled Compliance with Equal Opportunity Obligations in Contracts sets policies and procedures to be followed by contractors and subcontractors performing under District of Columbia government contracts for goods and services, including construction contracts. The rules establish specific commitments for the employment of minorities and women to achieve affirmative action obligations in District of Columbia contracts.

Applicants will be required to submit an affirmative action plan prior to receiving financial assistance from DHCD. This affirmative action plan is required for construction and non-construction contracts. In addition to DHCD's review, the Office of Local Business Development gives final approval of the plan.

Section 3

Applicants may be required to sign a statement of assurance of compliance with Section 3 (24 CFR Part 135). Section 3 requires that to the greatest extent feasible, opportunities for training, and employment be given to lower income residents of the area of the Section 3 covered project, and contracts for

work in connection with the project be awarded to businesses located in or owned in substantial part by person residing in the area of the Section 3 covered project.

First Source Employment Agreements

DHCD will require applicants receiving financial assistance to enter into a First Source Employment Agreement with the District of Columbia Department of Employment Services (DOES). This agreement, in accordance with Mayor's Order 83-265, states that the applicant will use DOES as its first source for recruitment, referral and placement of new hires or employees whose jobs were created by the project receiving financial assistance.

Registration with the DC Apprenticeship Council

Any company that is awarded a single contract, or multiple contracts within a 12-month period, that totals \$500,000 or more is required to register with the D.C. Apprenticeship Council and report the registration number to DHCD.

Davis-Bacon and related Acts

The U.S. Department of Housing and Urban Development requires DHCD to ensure that construction projects receiving in excess of \$2,000 of federal financial assistance comply with the Davis Bacon Act. The Act requires minimum wage rates and fringe benefits (as determined by the Secretary of Labor) for laborers and mechanics employed on the sites for construction, alteration or repair, painting and decoration of public buildings or public works. The Act applies to both prime and subcontractors at all tiers. Contractors and subcontractors will be required to submit weekly payrolls for each week in which any contract work is performed. In addition to monitoring weekly payrolls, DHCD will conduct employee interviews and conduct on-site visits to monitor and assure compliance.

American with Disabilities Act of 1990

The American with Disabilities Act of 1990 (ADA) makes it unlawful to discriminate in employment against a qualified individual with a disability. The ADA also outlaws discrimination against individuals with disabilities in state and local government services, public accommodation, transportation and telecommunications. Under the ADA, communication barriers must be eliminated that prevent individuals with disabilities from enjoying equal opportunity to participate in and benefit from federal awards.

Under ADA public entities may choose from two design standards for new construction and alteration. They can choose the Uniform Federal Accessibility Standards (UFAS) or the Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG). ADAAG is the standard that must be used for privately owned public accommodations and commercial facilities.

Lead Safe Housing Rule (Lead Based Paint)

The U.S. Department of Housing and Urban Development Lead Safe Housing Rule establishes different lead hazard control requirements for rehabilitation depending on the level of federal financial assistance provided to the project and the age of the residential property. The regulation applies only to residential units built before 1978. Risk assessments must be performed if federal financial assistance is greater than \$5,000 per unit. Abatement is required if federal financial assistance is greater than \$25,000 per unit. "Trained workers" are required for all rehabilitation work. DHCD will monitor to ensure that the Lead Safe Housing Rule is adhered to on projects receiving financial assistance.

Section 504 of Rehabilitation Act of 1973, as amended

Section 504 states the requirements for housing units that should be accessible to persons with disabilities. Accessible units must be made available and dispersed throughout the building and sites in projects involving new construction or alterations. Substantial alterations means a project that has 15 or more units and the cost of the alterations is 75% or more of the replacement cost of the completed facility. If the alteration is not substantial, that is, the project is less than 15 units and the cost of the alterations is less than 75% of the replacement cost of the completed facility, then the alterations, to the maximum extent possible, should be made readily accessible to and usable by individuals with disabilities. DHCD will ensure that projects receiving financial assistance comply with Section 504.

Uniform Relocation Act or District of Columbia Relocation Assistance provisions (10DCMR Chapter 22)

Uniform Relocation Act provides for uniform and equitable treatment of persons displaced from their homes, businesses, or farms by federal and federally assisted programs. DHCD will ensure that the Uniform Relocation Act is complied with for the projects receiving financial assistance.

Freedom of Information Act

The Freedom of Information Act (FOIA) provides for the disclosure of public information. A public record is defined as "any document, book, photographic image, electronic data recording paper, sound recording, or other material regardless of form or characteristic, made or received pursuant to law or in connection with the transaction of public business by any officer or employee of the District". Any information submitted to DHCD not specifically exempt by D.C. Code § 1-1524 (a) of the DC FOIA may be subject to public disclosure upon receipt of a proper request.

Conflict of Interest

Federal and District laws require recipients of funds to comply with conflict of interest regulations found at (24 CFR 570.611 and 24 CFR 84.42 and 85.36). In addition, DHCD requires that within 15 business days of execution of the grant or loan agreement, the recipient shall submit to the Department a copy of the organization's conflict of interest policies and procedures for review and approval by the Department. The procedure shall include the collection and retention of Conflict of Interest declarations to be executed by each employee and board member/officer.

Fair Housing

The Fair Housing Act applies to all housing related transactions. The regulations (as described in 24 CFR Part 14 et al.) are applicable to developers; tenant, homeowners, and condominium associations; management companies; advertisement agencies; and anyone involved in the sale, rental or management of funded housing from discriminating against prospective tenant or owners based on any of the protected categories under the Act.

The Act also stipulates that if a construction project has four or more dwelling units it is subject to the accessibility and adaptability requirements of the Fair Housing Act. Under the new construction requirement of the Act, if the multifamily building has an elevator, all of the dwelling units must meet the Act's design and construction requirements; if there is no elevator, all of the ground floor dwelling units must meet the Act's requirements.

The Act also requires housing providers “to make reasonable accommodation in rules, policies, practices, or services, when such accommodations may be necessary to afford such person(s) equal opportunity to use and enjoy a dwelling”.

SECTION 4.

FAIR MARKET RENT

2004 FAIR MARKET RENTS FOR EXISTING HOUSING

DISTRICT OF COLUMBIA

METROPOLITAN FMR AREAS

0 BR 1 BR 2 BR 3 BR 4 BR Counties of FMR AREA within STATE

*Washington, DC--MD--VA--WV PMSA..... 913 1039 1218 1660 2002 District of Columbia

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http://www.huduser.org/Datasets/FMR/FMR2004F/DC_FY2004F.pdf